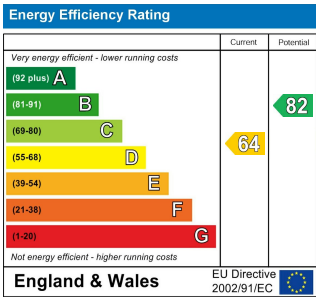




Total Area: 87.9 m<sup>2</sup> ... 946 ft<sup>2</sup> (excluding gym / office, loft)  
All measurements are approximate and for display purposes only.



## BLENHEIM ROAD, WALTHAMSTOW

Offers In Excess Of £800,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedrooms
- Victorian Mid Terrace
- Beautifully Presented
- First Floor Bathroom
- Loft Room
- Gym/Office
- Short Walk to Blackhorse Road Station
- Close Proximity to Walthamstow Wetlands

This beautifully presented three-bedroom home sits on one of the area's most sought-after streets — a peaceful, tree-lined turning that's just two minutes from the buzz of Blackhorse Road.

Inside, the interiors are timeless and effortlessly stylish. You've got a large studio in the rear courtyard, ideal for a home office or gym — a brilliant bonus in a home already full of appeal.

Despite the quiet setting, you're right in the heart of things here, with Blackhorse Road station just minutes away, and a thriving mix of independent cafes, breweries and creative hubs on your doorstep.

REQUEST A VIEWING  
0203 397 9797

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

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# IF YOU LIVED HERE...

Step inside and you're welcomed by a bright and spacious 310 square foot open-plan double reception, where a classic Victorian bay window, ornate beading and timber floorboards set the tone - you'll love the features like the fireplace surround, vertical column radiator and bespoke shutters. At the rear, French doors lead you out to a tastefully paved, split-level garden. At the rear, a charming garden room awaits - a versatile space perfect as a studio, office, or quiet retreat.

Back inside, the kitchen is smart and stylish, with high-gloss units, a double oven and large butler basin. There's also the convenience of an adjoining utility room.

Upstairs, you'll find three immaculate bedrooms, including two generous doubles. The family bathroom is welcoming and well-designed, with tasteful vintage-style charm. Head up to the top floor, where a beautiful loft room awaits. With timber floorboards underfoot, twin skylights overhead and plenty of eaves storage, this is a truly valuable space.

As for beyond, you're in the heart of an area that been lavished with praise by everyone from Time Out to Conde Nast Traveller... As soon as you start exploring, you'll quickly come to understand why.

There's an abundance of green space; the fantastic Walthamstow Wetlands is only a few minutes away, as are Higham Hill Park and Lloyd Park.

Top rated restaurant SlowBurn is six minutes on foot, while the impressively designed bouldering studio Yonder is even closer. You'll find a similar creative energy at Blackhorse Workshop, a studio where you can sign-up for fantastic part-time courses. If drinking is on the agenda, you'll be delighted to discover that you're a short skip

from the Blackhorse Beer Mile, home to some of East London's most exciting craft beer breweries, bars and street food.

It's a seven minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in around a quarter of an hour, or hop on the Suffragette Overground, which zips between Gospel Oak and Barking. Buses are plentiful too.

# WHAT ELSE?

- Walk to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and newly opened Forest Cinema.
- You can now enjoy the benefit of being just over a mile from the much anticipated Soho Theatre Walthamstow, which has been given a £30m investment as part of the council's 'London Borough of Culture 2019 commitment to place culture at the heart of its communities' (one of the reasons we love Walthamstow so much).
- Just three mins away you'll find the Independent wine shop and bar Forest Wines, which specialises in organic, biodynamic, natural wines and also has a great selection of craft beers. You can also order a changing selection of small sharing plates and wine by the glass at the bar. Five minutes beyond that, you've even got an original Banksy, preserved within the Bonners fish and chip shop signage.



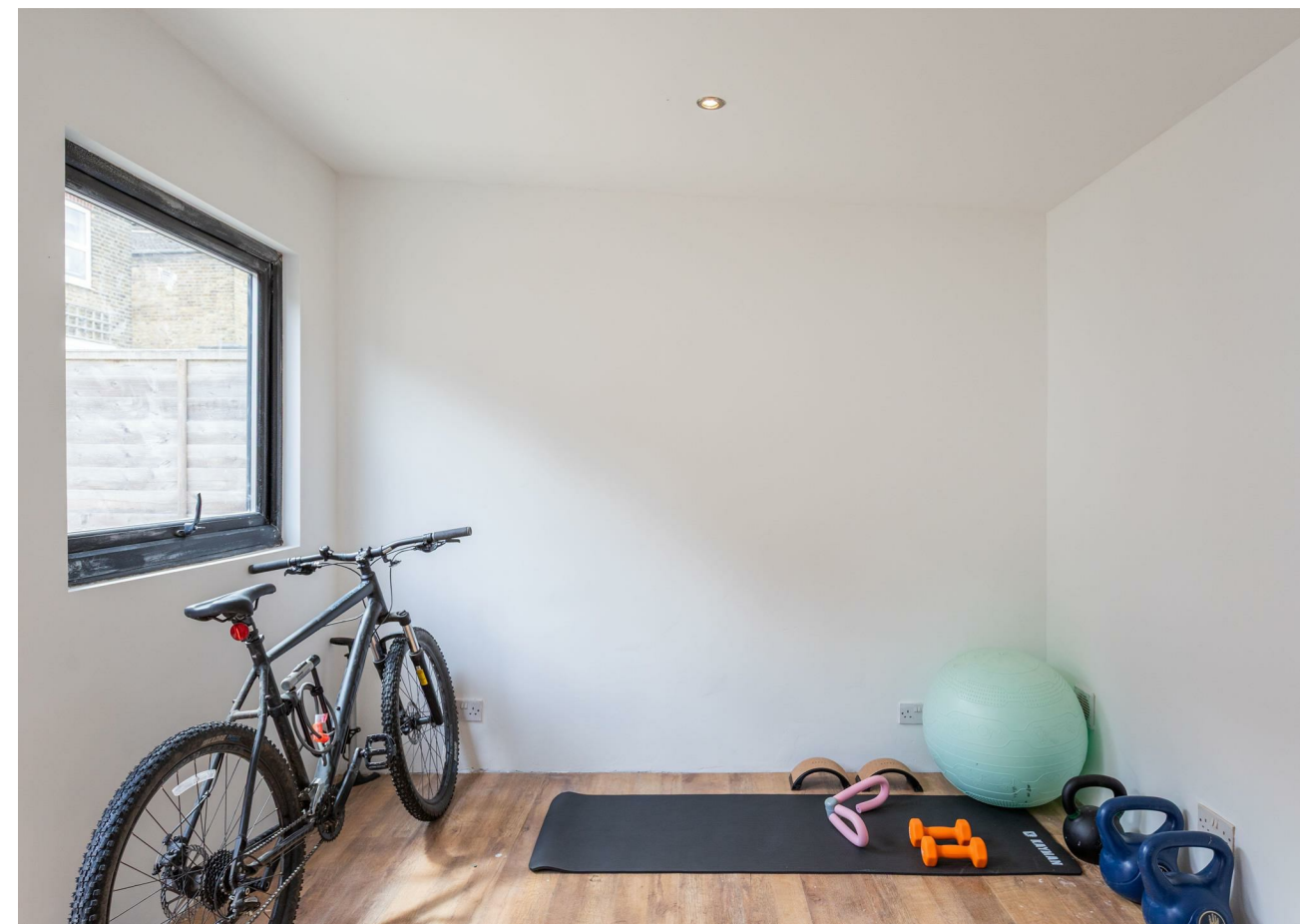
# A WORD FROM THE OWNER.....

"We've absolutely loved living on Blenheim Road. It's a quiet, friendly street with a real sense of community, but you're still so close to everything—Blackhorse Road station is just around the corner, so getting into central London is a breeze. One of our favourite things has been the local area itself: there's loads going on, from great coffee shops and breweries to the amazing Walthamstow Wetlands for weekend walks. It's the kind of place where you bump into neighbours at the café or local market, and it really feels like home. We'll miss it a lot."

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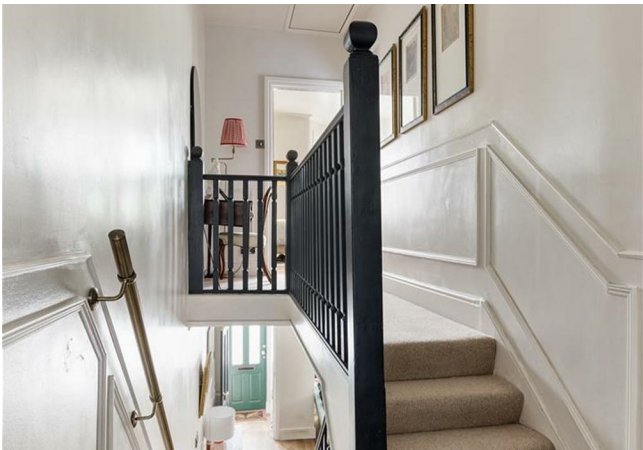




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**Reception Room**  
24'4" x 14'0"

**Kitchen**  
18'0" x 8'4"

**Bedroom**  
13'11" x 12'9"

**Bedroom**  
11'1" x 8'7"

**Bathroom**  
7'4" x 5'4"

**Bedroom**  
8'4" x 5'4"

**Loft**  
12'8" x 9'8"

**Garden**  
19'8"

**Gym / Office**  
14'3" x 9'8"

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